



Multifamily Housing Development Policy

Note: Approved by City Council on January 23, 1997, Resolution No. 2563.

Multifamily Housing Development

The purpose of this policy is to identify design features of multifamily developments that can be included in proposed development plans. These features may be used individually and in combination to identify the level of a project's development quality while measuring the project's responsiveness to the needs of the property's setting and adjacency. This is not envisioned to be an all-inclusive list but to identify some design items that can be used to compare and contrast solutions to environmental design

This policy includes a listing of design items identified as quality features or "things to look for", a section on the applicability of the standards and a statement of expectations for project maintenance. The list of design items is not to be used as a checklist to see if a project includes all of the items but rather as a reminder to see if the items are applicable for any given development request. These design standards are to be considered when a PAD zoning is requested under either a Conceptual or Preliminary Development Plan approval.

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Applicability

Projects are reviewed on an individual basis through a request for PAD Zoning and certain situations may warrant that Council, through the PAD zoning process, may consider exceptions to the standards. These exceptions may resolve unique development situations, encourage redevelopment in older portions of the community, promote neighborhood stability, accommodate specialized living arrangements such as elderly housing or create housing opportunities that would not exist otherwise.

Council may consider higher densities based upon the property's particular setting and adjacencies. These situations may include properties located along regional transportation corridors, in the downtown area or in the case of elderly housing. At all times these special situations must be evaluated in consideration of the adjacent land uses and the particular area.

Infill

Infill properties are generally found north of Pecos Road. Often these parcels are not suitable for single family or commercial development. Growth cycles and land use patterns create parcels whose development will occur as an area matures and overall density reaches a built-out stage. Proposed multifamily developments should be responsive to their context and neighborhood participation. The project should complement the surrounding mixture of land uses and be responsive to the development standards while it is acknowledged that the circumstances may restrict the ability to fully meet them. Council may opt to not require the full implementation of these standards on infill properties. Considerations of economic viability, affordability should be balanced against the development standards when deviations are more appropriate.

Housing Opportunities

Developments will be proposed that include the spectrum of housing opportunities that are appropriate for a given area based upon the parcel's individual land use constraints. Development standards that are appropriate for a given area or set of circumstances may not be applicable for a different area or circumstances. Providing affordable housing is also a goal of the General Plan and must be balanced with the development standards. Through the PAD zoning process, these distinctions can be made after a study of a particular parcel and its adjacencies. Identifying these housing opportunities will warrant departure from the development standards.

Multi-Family Design Items

The items below are intended to identify certain design items that can be incorporated into a project to represent certain levels of development quality. The list is not inclusive of all design items that may be identified when reviewing development plans. Any development request should note other design items that may not be identified and that also result in enhanced development standards.

Building Items

- Gas burning fireplaces.
- Mix of one, two and three story buildings or elements of buildings with graduated elevations to promote broken rooflines and plane changes. Three story-building heights can be considered within a development when appropriate based upon the property's location, adjacencies and site planning.
- Single story structures or portions of single story elements within 150 feet of existing single family homes depending upon distance and mass of building. Two story structures within the 150 foot area may be considered based upon the building location in relationship to the single family structures when the two story building's interior living spaces, windows and balconies are oriented to protect the visual privacy of the adjacent single family area.
- Building orientations along street to be varied. Buildings should be placed to mix long portions of the facade in contrast with the end view of the building.

- Building masses to vary between buildings as opposed to repeating the same building(s) throughout the site. Use color and clusters of buildings to create distinct areas.
- Use of small elevation components to avoid large flat building walls.
- Carport structures to include durable materials that are compatible with the design quality of the project. Structures should be placed and designed to promote ease of use with a safety factor to discourage unintentional damage. Details should be submitted for structural integrity and colors. The fascia should be constructed to hang 4"-6" below the canopy.
- Include garages whose design is functional from a site standard aspect and whose materials and forms complement the project design.
- Locate garages as part of perimeter walls, at the end of buildings or under the buildings. If the garages are visible from the street then special attention should be given to the roof line appearance.
- Materials on the exterior shall be durable and exclude the use of wood.
- Carports that are constructed unique to the project capturing design elements found within the main structures as opposed to the more typical metal t-shade.
- Recessed garbage containers shielded with a half wall and gated door.
- Patio and balconies screened with solid enclosures and open elements used as accent features. Use of a variety of patio designs and shapes are encouraged.

- Screened or partially screened stairwells when visible from the adjacent streets shall be included if they are not enclosed within the main building structure.
- Special attention should be paid to enhance security and not create hiding areas with the overriding design concern towards providing a safe a visible environment.
- Window detailing to avoid flat wall surfaces except as necessary for any given architectural style.
- Building variations to avoid lineal unbroken building lines.
- Storage lockers on site or closets provided in units.
- Color variations between buildings or clusters of buildings.
- Lighting throughout the property to be decorative and sufficient to illuminate all public spaces.
- Include as a main building component durable building materials other than stucco walls and tile roofs.
- Varied rooflines to provide interest. Building should not repeat the same rooflines (peaks).

Site Items

- Site directory located at common access points for viewing by pedestrians and people in vehicles.
- Parking reductions based upon a provision for compact car spaces or an independent study identifying the specific needs of the development.
- Parking provided for recreational vehicles.
- Paving treatments at amenity areas and crosswalks and entryway.
- Provision of connections between adjacent commercial areas or other surroundings where appropriate.
- Sidewalks enhanced with accent paving adequate to support increased use around community features.
- Vary building orientation and massing to avoid lining up buildings along a street or property line.
- Electrical transformers or other ground mounted utility equipment painted to match the building to blend in with the project architecture or landscaping.
- Amenities areas designed as part of the common open space as opposed to placed within any available open space.
- Gas barbecue grills if gas is available to the project.
- Promote parking and open space courts to avoid large unbroken parking surfaces.

- Provide greater separation (twice the minimum) between buildings located along the adjacent streets to soften street view.
- Locate as many buildings possible by the major community feature, e.g., adjacent to the lake or open space.
- Reduce or eliminate retention along the street frontage while still creating usable unencumbered open spaces within the development.
- Identify design principles used in consideration of adjacent land uses, i.e., physical and visual impacts.
- Subject to emergency access considerations, arrange parking in small courts near building groups as opposed to rows of parking surrounding the outside of the property.
- Balcony and patio locations oriented to common open space as opposed to parking lots and streets. Opportunities to capture views or vistas beyond the parking lot and street should be considered based upon a specific development.
- Minimum balcony and patio shapes may be adjusted provided that the minimum required size is not reduced.
- Landscape areas should be 30 feet to 50 feet wide when parking is located along streets.
- Minimize covered parking structures located along the street. Partial height screen walls can be used as setting from the street when the walls are architecturally integrated into the development.
- Parking lots depressed 2 feet to 4 feet below the street elevation.

- Entry features with project identifying sign in landscaped setting.
- Project landscaping is an integral part of site and building design. Evidence should be submitted with the design development package reviewed by Commission and Council that the landscaping design has been planned in respect to the project constraints. Evidence can consist of a preliminary landscape design that represents a 50 percent level working drawing as opposed to an architectural site plan that has been amended with the addition of circles representing plant material.

Management and Maintenance

Constructed projects must be competently managed and maintained to continue to be a neighborhood asset. Chandler expects the property's management personnel to perform in an effective professional manner while being responsive to the conformance with adopted codes and ordinances. Maintenance of a development's building and site is held to a high standard as Chandler expects multifamily projects to contribute to a neighborhood's success. The City of Chandler has adopted the Neighborhood Standards and Maintenance within the City Code and expects the multifamily developments to comply.

Multifamily projects that are subdivided into individual ownerships such as condominiums, townhouse and multiplex buildings require that a single property owner's association be established as part of the rezoning process. This association must be formed to have the sole responsibility for providing onsite tenant screening or eviction, landscape maintenance, trash collection, property repairs, etc.